

# 11 Egan Street, Cooma, NSW 2630



## House For Sale

Thursday, 14 December 2023

11 Egan Street, Cooma, NSW 2630

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 569 m2**

**Type: House**



Kelly Bertossi  
0264563027



Ebony McCoy  
0264572504

**\$580,000**

This fabulous 4-bedroom residence, nestled on a spacious 569m<sup>2</sup> fully fenced corner block, offers an exceptional blend of comfort and style. Boasting 3 bedrooms with built-ins, this property is designed to meet the needs of modern living. Indulge in the luxury of a 3-way bathroom with convenient access to the laundry, providing a seamless and efficient lifestyle. The heart of the home features central heating and cooling, ensuring year-round comfort for you and your loved ones. Picture cozy evenings by the gas fireplace, creating a warm and inviting atmosphere. The established gardens and garden shed add a touch of natural beauty, creating a picturesque setting for your new home. This property is not just a house; it's a home where memories are made. Investors, take note! With a current lease in place at \$550 per week, this property presents an excellent opportunity for those seeking a fruitful investment. Unlock the full potential of this gem with some minor renovations, and watch its value soar. Don't miss out on the chance to own a piece of paradise with both lifestyle and investment appeal. Act now and make this your forever home!

**Property Features-** 569m<sup>2</sup> block- Four bedrooms- Central heating/cooling- Gas heater- Carport- Garden shed- Enclosed yard

**Disclaimer:** All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture, and descriptions.